180.0	0007	0012.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	759,900 /	759,900
					USE VALUE:	759,900 /	759,900
					ASSESSED:	759,900 /	759,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		COREY LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLLEY FRANK A & MARY E/TR	
Owner 2:	FRANK A & MARY E COLLEY	
Owner 3:	REVOCABLE LIVING TRUST	
Street 1:	4 COREY LANE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	COLLEY FRANK A-MARY ELLEN -
Owner 2:	-
Street 1:	4 COREY LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,660 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Vinyl Exterior and 2341 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7660.000	294,400	10,600	454,900	759,900
Total Card	0.176	294,400	10,600	454,900	759,900
Total Parcel	0.176	294,400	10,600	454,900	759,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.58 | /Parcel: 324.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 122414

GIS Ref

GIS Ref

Insp Date 05/17/18

Parcel ID 180.0-0007-0012.0

!14171!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	294,400	10600	7,660.	454,900	759,900	759,900	Year End Roll	12/18/2019
2019	101	FV	230,500	10800	7,660.	454,900	696,200	696,200	Year End Roll	1/3/2019
2018	101	FV	227,800	10200	7,660.	383,400	621,400	621,400	Year End Roll	12/20/2017
2017	101	FV	227,800	10200	7,660.	350,900	588,900	588,900	Year End Roll	1/3/2017
2016	101	FV	227,800	10200	7,660.	298,900	536,900	536,900	Year End	1/4/2016
2015	101	FV	195,200	10200	7,660.	259,900	465,300	465,300	Year End Roll	12/11/2014
2014	101	FV	195,200	0	7,660.	240,400	435,600	435,600	Year End Roll	12/16/2013
2013	101	FV	195,200	0	7,660.	228,700	423,900	423,900		12/13/2012

PRINT

Date	Time
12/11/20	04:02:34

LAST REV

Date	Time
07/24/18	15:05:31

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14171

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLLEY FRANK A-	1443-49		10/7/2013	Convenience	1	No	No		
	716-30		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	122414
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/26/2013	1434	New Buil	36,850	C				
9/27/2004	920	Addition	20,000			G6	GR FY06	
12/3/1998	845	Manual	10,000					VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS&NOTICE	BS	Barbara S
7/21/2015	Meas/Inspect	PC	PHIL C
3/3/2014	Info Fm Prmt	EMK	Ellen K
10/14/2008	Inspected	355	PATRIOT
11/2/2005	Fieldrev-Chg	BR	B Rossignol
10/27/2000	Hearing N/C	189	PATRIOT
12/28/1999	Meas/Inspect	263	PATRIOT
7/20/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7660		Sq. Ft.	Site		0	70.	0.85	7									454,858						454,900	

Total AC/HA: 0.17585 | Total SF/SM: 7660 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 454,858 | Spl Credit | Total: 454,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	26.74	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.09848785
Const Adj.:	0.99792004
Adj $ / SQ:	115.101
Other Features:	94250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	401906
Depreciation:	107470
Depreciated Total:	294436

COMMENTS

DORMERS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB					

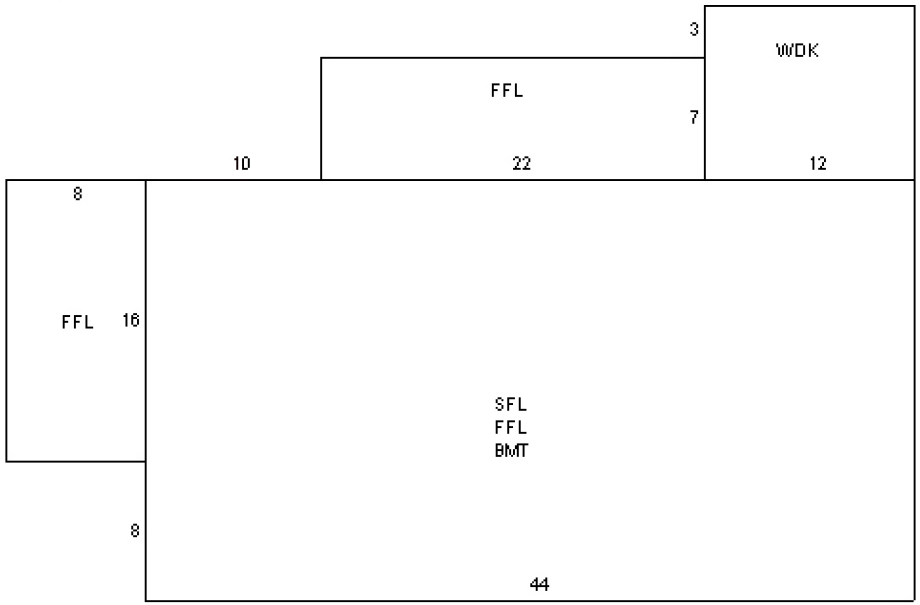
REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	115.10
Special Features:	0	Val/Su Net:	83.71
Final Total:	294400	Val/Su SzAd	125.75

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,338	115.100	154,006
BMT	Basement	1,056	34.530	36,464
SFL	Second Floor	1,003	115.100	115,470
WDK	Deck	120	14.300	1,716

Net Sketched Area:	3,517			Total:	307,656
Size Ad	2341.2000	Gross Are	3570	FinArea	2341

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

180.0-0007-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						
3	Garage	D	Y	1	16 x24	G	GD	2013	26.89	T	3.6	101			10,000			10,000
19	Patio	D	Y	1	11X11	A	AV	2006	5.35	T	10.4	101			600			600

More:	N	Total Yard Items:	10,600	Total Special Featues:	Total: 10,600

IMAGE

AssessPro Patriot Properties, Inc